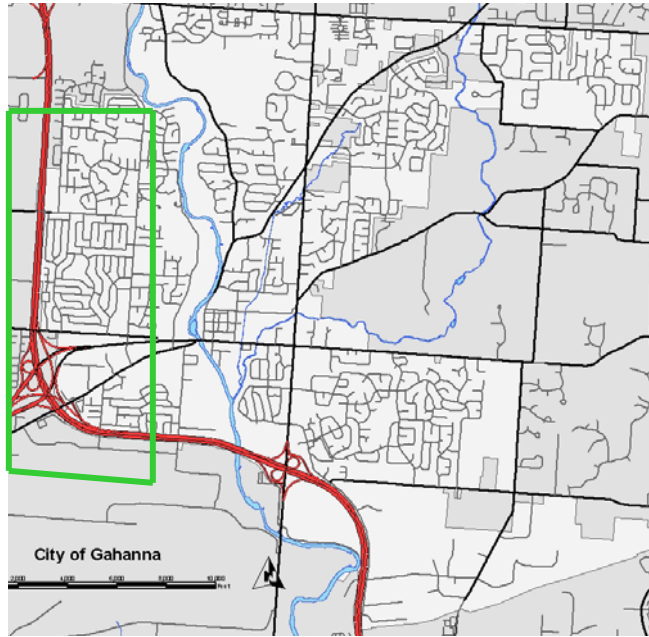




# City of Gahanna 2003 Development Activity Report

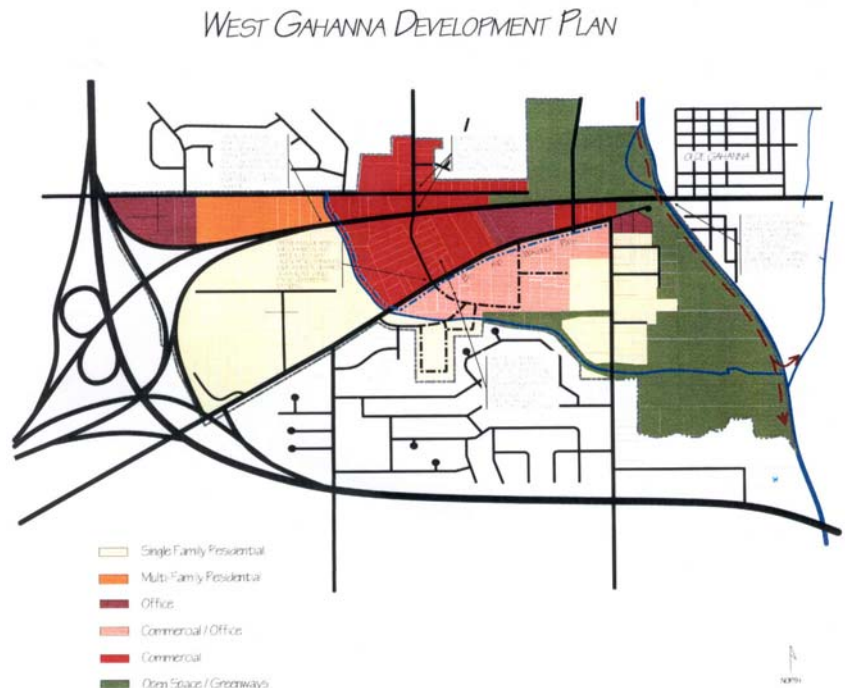




## West Gahanna

*The West Side continued to flourish in 2003. Its redevelopment has been inspired by the nearby Creekside and Olde Gahanna redevelopment projects; and its growth is being guided by the West Gahanna Development Plan. As a part of the West Gahanna Development Plan there are 8 community planning principles intended to guide the continued redevelopment of this area as listed below:*

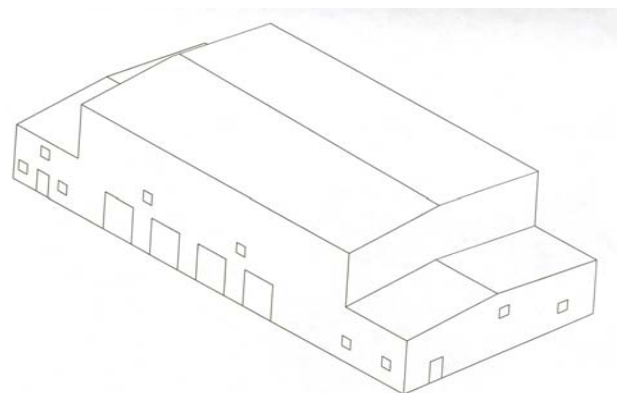
- ◆ *There should be a logical and visually pleasing transition from study area to Olde Gahanna.*
- ◆ *The City should set the tone for redevelopment by creating some “early start areas.”*
- ◆ *New development should be both aesthetically pleasing and beneficial to existing residents.*
- ◆ *The City should make known its priorities for the study area. It is necessary for the City to provide “good development direction and contribution.”*
- ◆ *The City should create a unique, landscaped entryway along Route 62 to define the entrance and create a favorable impression of the study area.*
- ◆ *Extensive landscaping (both new and preservation of existing materials) is needed in the study area.*
- ◆ *The entire community should be involved in the redevelopment of the study area and supportive of City efforts.*
- ◆ *Inducements for parcel aggregation should be provided. The existing platting pattern will not support commercial and office development.*



**Victory in Pentecost Church, 542 W. Johnstown Road** The population of Gahanna's faith communities has exploded in recent years, and Victory in Pentecost is no exception. At its current location, the church was approved in November 2002, to build a new 3,750 sq.ft. church building valued at \$275,000, along with 26,600 sq.ft. of parking area. Substantial progress was achieved in 2003. The architectural rendering of the new building speaks for itself in terms of its ability to serve the City's goal of enhancing and sustaining the attractiveness of Johnstown Road.



**Countryside Electric, Inc. 275-277 W. Johnstown Road** Countryside Electric, Inc. substantially completed this 19,600 s.f. building on a 3.3 acre vacant site with an investment of \$300,000 in 2003. This new electrical contracting firm is a welcome addition to West Gahanna as this new development continues to strengthen the redevelopment potential in the past five years. The West Johnstown Road corridor, in particular, is home to the new City Barbeque Restaurant and will remain the home of Gahanna Animal Hospital, which will soon be adding improvements to its building. Small businesses should take notice...West Gahanna's combination of residential and commercial developments and business activity makes it an excellent location.



[illegible]

**The Hanawalt Company, 184 West Johnstown Road** The Hanawalt Company, a construction firm located in West Gahanna for many years, received approval in 2002, for exterior design changes and completed these alterations in 2003. Changes include a new burgundy standing seam metal roof and stone front façade. This will be a significant improvement to the previous condition of the building (top picture). The City is very excited about the new design's potential in helping to revitalize West Johnstown Road. The bottom picture, taken in December 2003, shows that the stone façade has been added.



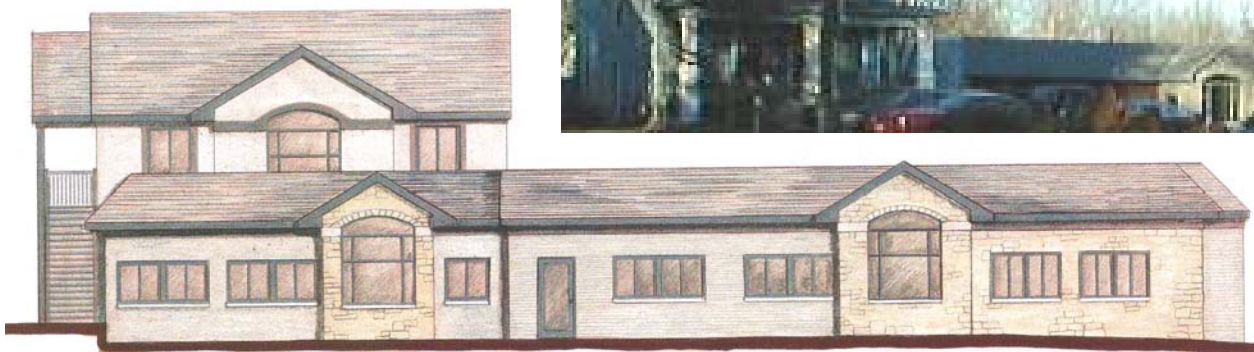
← Before Renovation

After Renovation →



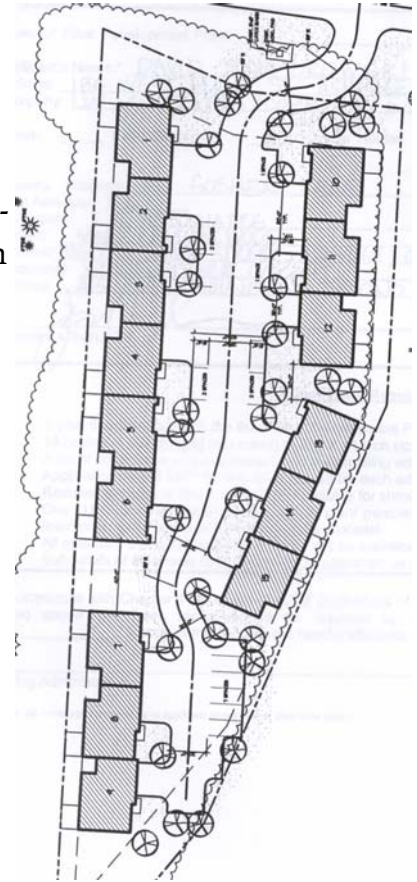
### **Gahanna Animal Hospital, 144 West Johnstown Road**

The hospital was approved for an amended renovation plan in 2003, with a projected investment of \$250,000; however, construction has not yet begun. The house to the left of the existing hospital will be torn down to construct the additions shown below. Additions include a 1,252 s.f. first floor section that will connect into the existing SW corner of the building and a 1,216 s.f. second floor section added to the NW section's existing first floor. The expansion will add great architecture to the West Side Gateway as well as enhance the aesthetics for an important pedestrian walkway into Creekside Park.



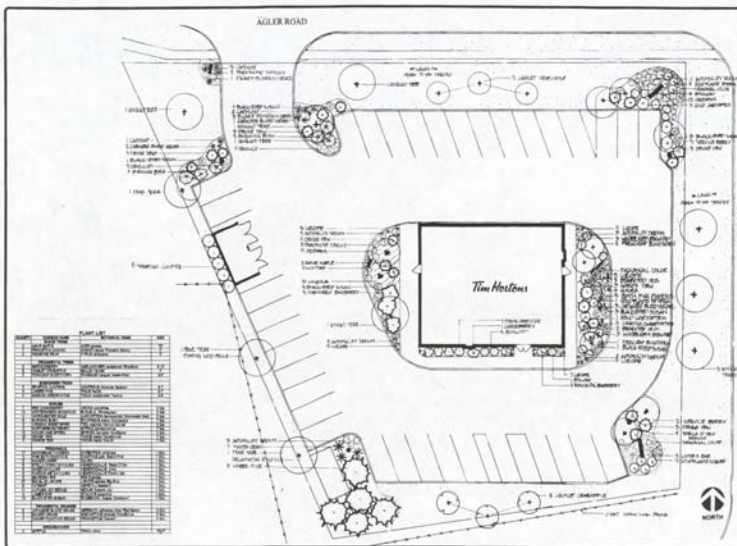
### Goshen Lane Condominiums, 411 Goshen Lane

Goshen Lane Condominiums were approved by Planning Commission in 2003, and will include 15 total two story units each with a two car garage available. This infill development project creatively utilizes the available space to provide 17,190 sq. ft. of residential use. The construction of Goshen Lane Condo's will provide West Gahanna with an additional high quality housing option.



### Tim Horton's, 365 Agler Road

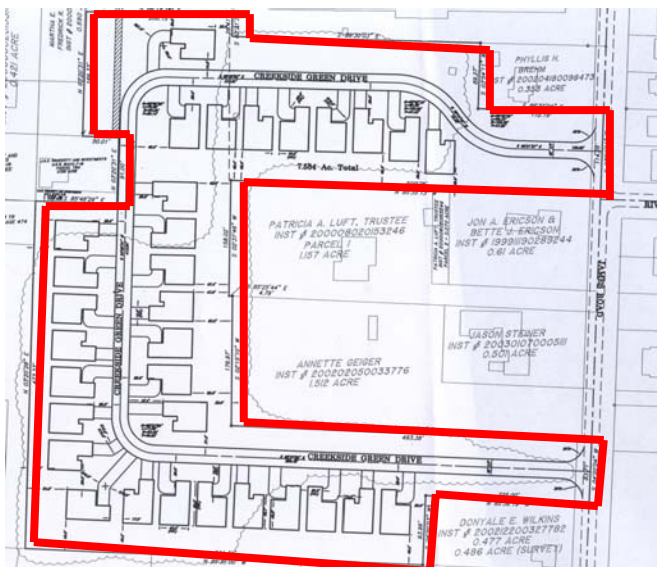
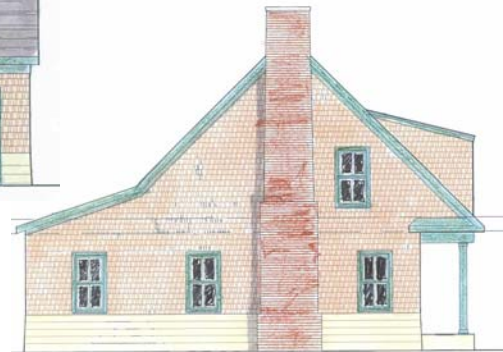
West Gahanna can now boast of yet another top national business amongst the wide variety of food companies with the completion of Tim Horton's in 2003. Completing the third corner of the West Gahanna entryway, the odd shaped site, surrounded on three sides by major roadways, demanded a creative parking and traffic plan to maximize the usable area. This 3,228 square foot building required a \$450,000 investment. Certainly, the presence of a popular destination site will enhance the area productivity in this highly visible location.

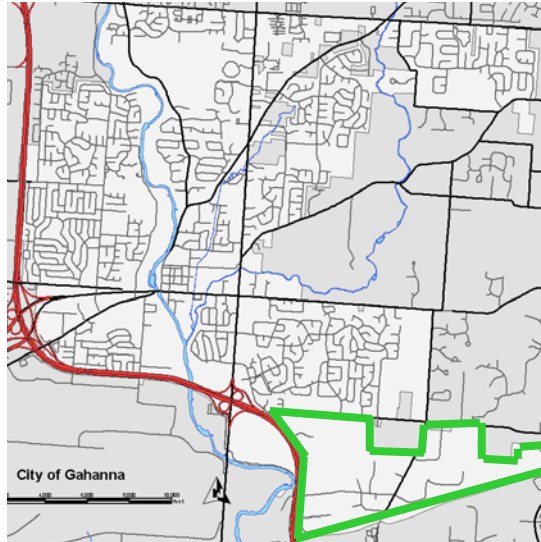


## Creekside Green, 143 James Rd

This 32 single family unit condominium complex was approved by Planning Commission in 2003 with various building designs and color palettes creating an interesting traditional neighborhood. By vary-

ing the orientation and driveway location amongst units, it will be difficult to distinguish this condominium project from a traditional single family subdivision. This exciting housing alternative will be an excellent addition to West Gahanna.





## The Industrial District

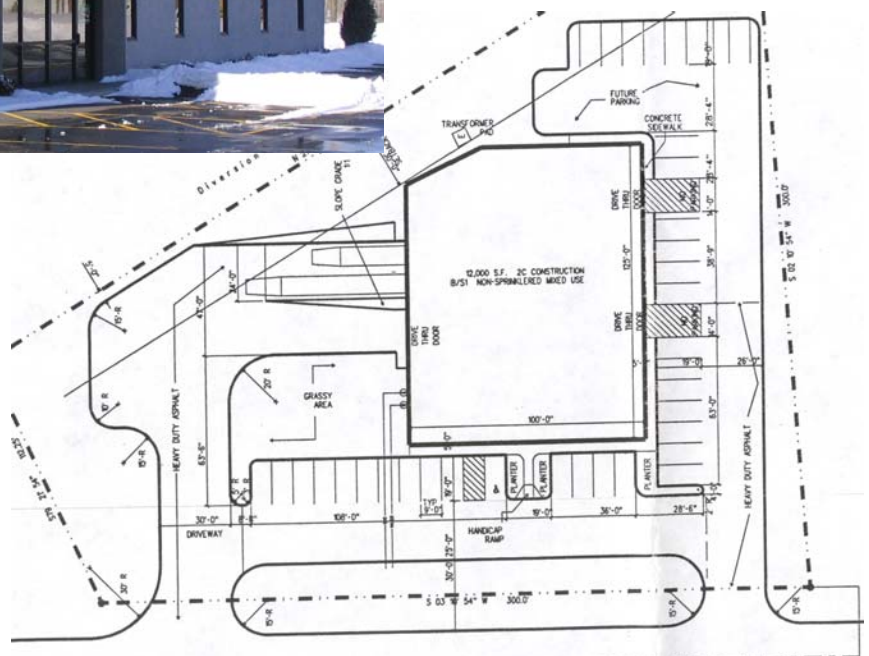
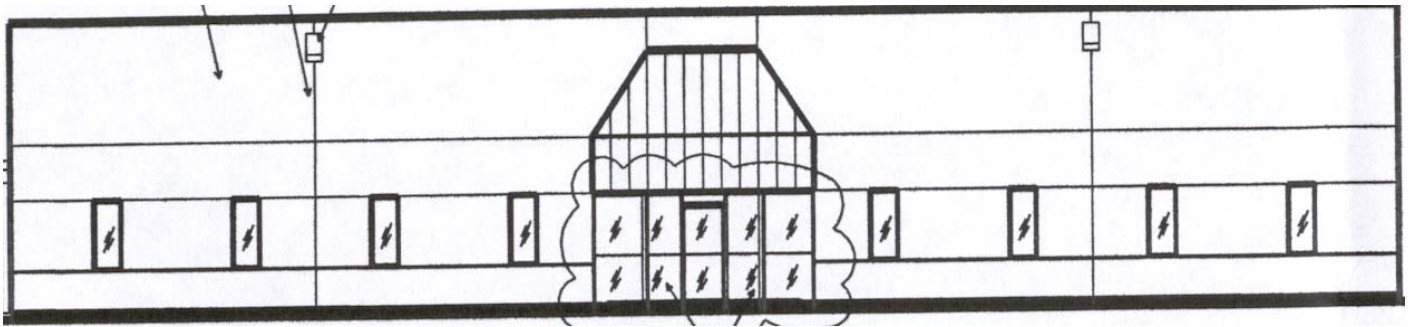
*Growing companies are increasingly fulfilling their expansion needs in Gahanna's Industrial District. These new and expansion projects are occurring throughout the Industrial District. The Development Department's strategy of developing new industrial parks, while continuing to promote older sites, is paying off with 206 retained or additional jobs created in this district in 2003.*

### **PIA Corporate Office, 600 Cross Pointe Road**

The Professional Insurance Agents Corporate headquarters chose Gahanna's Industrial District to build their signature brand new 15,000 square foot office building. Their \$1.4 million investment in a modern high quality design will enhance the growing office community adding 20 jobs to the Crossroads Commerce Center, one of Gahanna's prime locations for high tech and professional developments. Also, PIA will host several seminars and conferences that will bring attention to Gahanna as well as providing patrons for local business.



**791 Science Boulevard** In 2003 L&P Properties completed construction on this 12,000 sq.ft. office warehouse representing a \$450,000 investment and creating 25 new jobs in the heart of Gahanna's Industrial District. Exterior changes, such as the elimination of two in-grade loading docks, were necessary to accommodate the future single tenant, Scotts Lawn Care. Scotts is an expanding company that had outgrown its previous location in the Industrial District. This project, therefore, is exemplary of the fact that Gahanna's Industrial District accommodates all sizes of companies and can see your company through its growth phases and demand for new space.



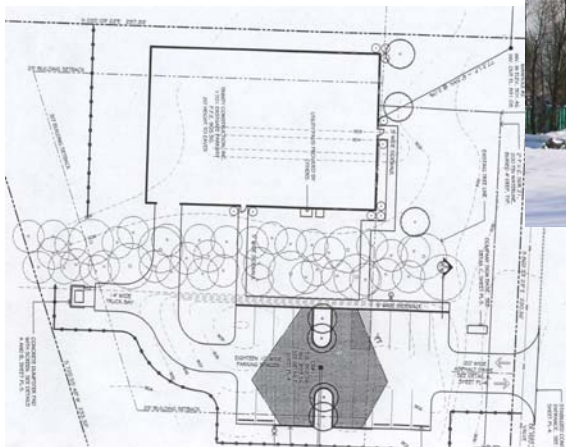
### 980 Taylor Station Road

A welcome addition to the Crossroads Commerce Center, this 30,089 square foot office and warehouse space will fill a high demand market for new build flex-space in attractive, easy to access development. The design is complementary existing buildings within the area, providing 38 additional jobs to the Industrial District with an investment of \$900,000.



### Trinity Construction, 1701 Eastgate Parkway

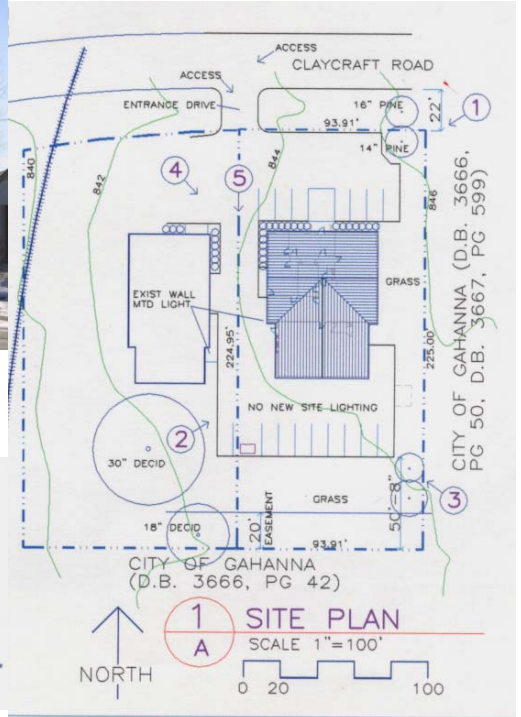
A new 9,600 square foot building for office and warehouse will preserve the tree stand which goes through the middle of property, to greatly enhance the desirability of this location while taking advantage of the natural amenities abundantly available throughout the industrial district. In addition, the brick exterior will enhance the building and set a standard for design in the newly burgeoning EastGate Industrial Center.



## Computer Point, 971 Claycraft Road

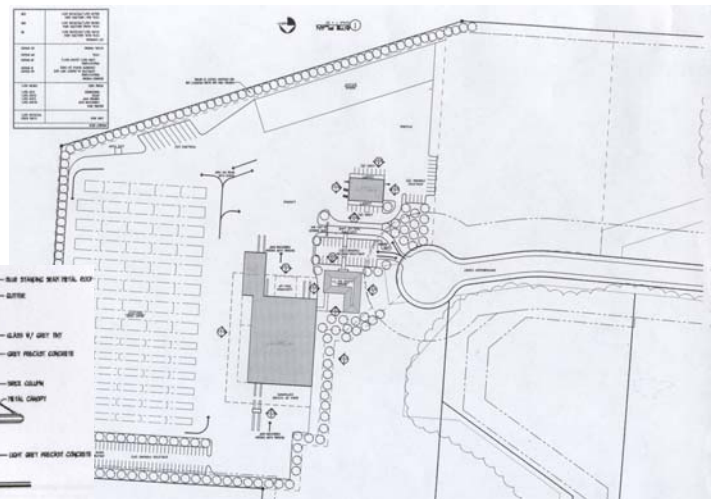
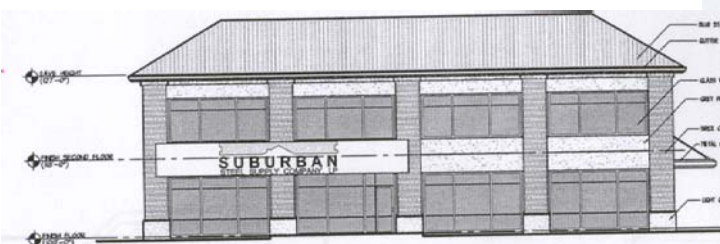
The 1,500 square foot addition was approved by Planning Commission in 2003, but construction has not yet begun on this existing industrial district building. Computer Point represents the kind of expansion project Gahanna recognizes as integral to the long-term viability of Gahanna's economy and continued job creation. With four employees and the prospect of two additional employees to accompany the expansion, this small business represents an important component of the economy which

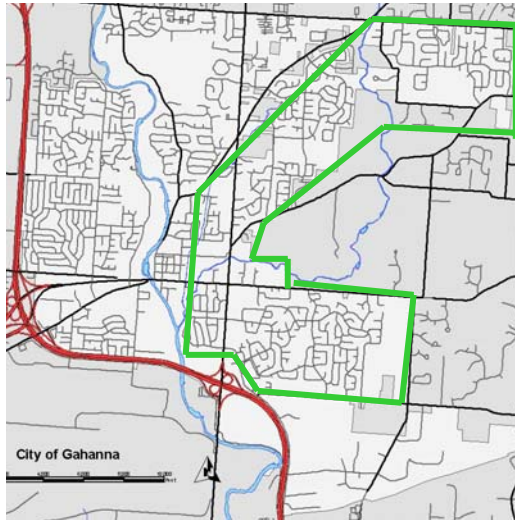
Gahanna strives to incubate and expand.



## Suburban Steel Supply, 1900 Deffenbaugh Court

This site design, as approved by Planning Commission in 2003 includes a new 52,910 square foot office building as well as space for outside storage, buildings fabrication, and maintenance uses. The relocation of this company to Gahanna will bring 72 jobs to the Industrial District. Forty new trees will be added to the existing tree stands on the property to further take advantage of the scenic amenities and preserve the natural features of the Industrial District with appropriate screening measures.





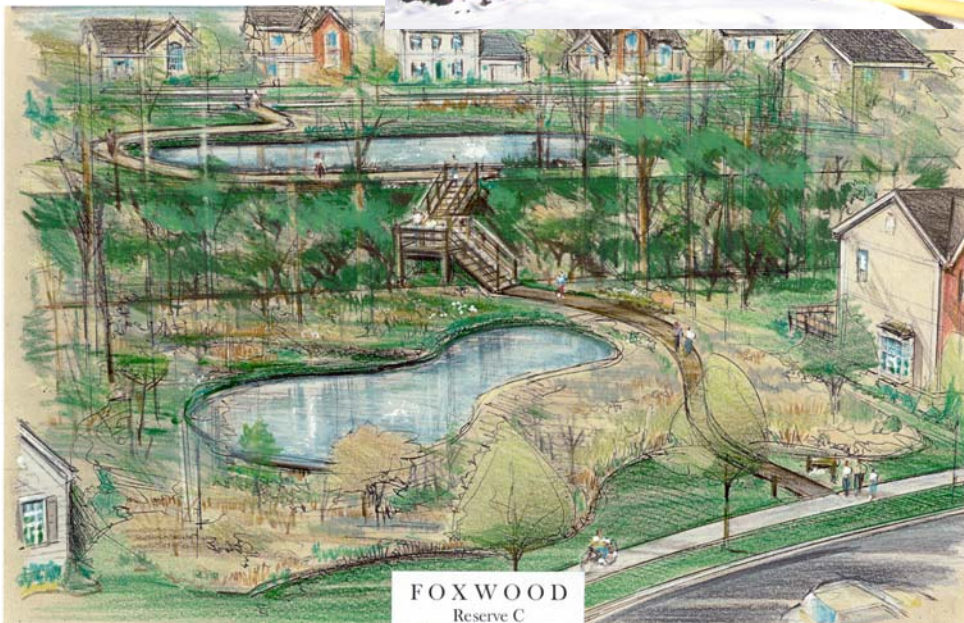
## Central and East Gahanna

**St. Matthew's Church, 807 Havens Corners Road** In 2003, St. Matthew razed the old building and replace it with a \$5.3 million new building. While preserving several existing auxiliary structures. The new design is stunning with natural materials, stained glass windows, and a steeple. This striking design creates an inspirational addition to the community. In 2002, St. Matthew's received approval for a 13,828 s.f. activity center to be added to the existing elementary school. The Development Department recognizes three valuable principles of these projects: 1) It reflects the strength of Gahanna's churches and associated schools; 2) The additional +/- 92 parking spaces will reduce parking on residential streets during church services; and 3) The City facilitated compromise between the Church and its neighbors to produce a mutually agreeable project.



## Foxwood Subdivision, Taylor Road

The Homewood Corporation began construction on the Foxwood Subdivision which is a 72-lot subdivision just east of the Rathburn Woods subdivision on Taylor Road. The housing project utilized overlay zoning in order to preserve the natural features of this environmentally sensitive site adjacent to Gahanna Woods. The architectural rendering below of Reserve C, exhibits Homewood's strategy of utilizing the natural features of the land to create an excellent living environment for future residents. This natural area will serve as a neighborhood park for both the residents of Foxwood as well as Rathburn Woods with a green corridor which connects Reserve C with Rice Avenue. As shown below, construction of the Foxwood Subdivision has progressed in 2003, with homes starting at \$250,000.



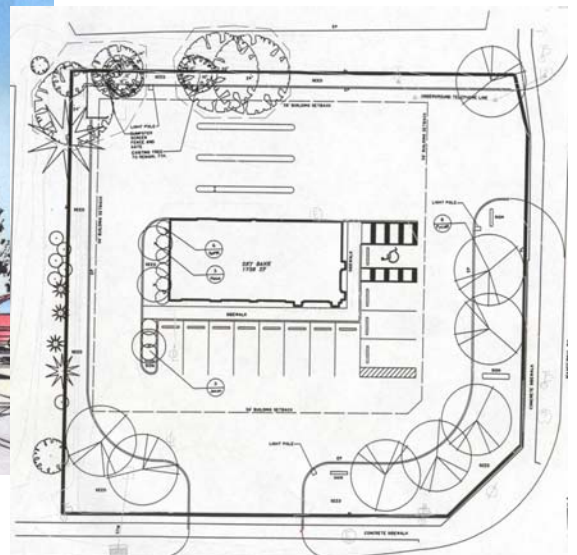
### **The Columbus Academy, 4300 Cherry Bottom Road**

Colonial architectural style has become the standard at The Columbus Academy campus, and the 5.7 million dollar, 42,000 square foot addition, plus the 18,000 square foot renovation, continues this style and further meets and exceeds these expectations. The buildings' arched window theme is consistent throughout the existing, renovated, and proposed additional space, currently in the process of completion. To further accentuate the high quality offerings of this institution, which services 940 students and employs 120 staff, new tennis courts and playing fields will be added as an element of this project.



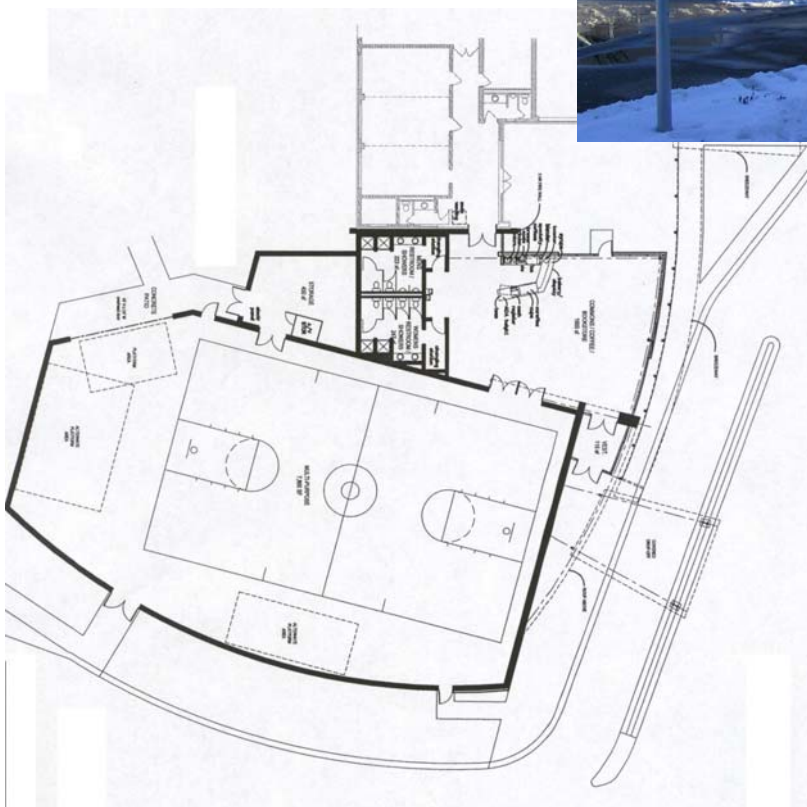
### **Sky Bank, 406 Granville Street**

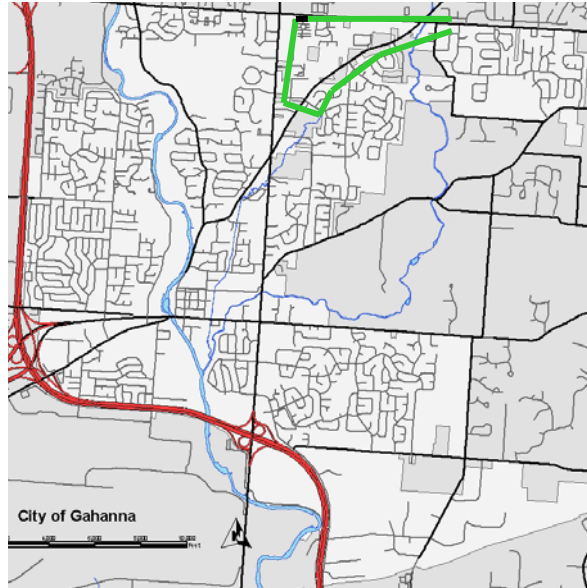
Adapting the existing gas station structure to serve as a new SkyBank location required a \$400,000 renovation, and will add 15 employees to central Gahanna. This Colonial design, approved by Planning Commission in 2003, coupled with a landscaping plan appropriate for the heavily traveled high visibility intersection will complement the Granville/Hamilton Road intersection.



### Peace Lutheran, 455 Clark State Road

The unprecedented growth of Peace Lutheran Church called for an 11,000 square foot expansion of the existing facility at a cost of \$1.2 million, to provide expanded service to the community and congregation. Significant progress has been seen on the building expansion in 2003, and a supplemental landscaping addition will further beautify the premises as well as blend the paved areas into the existing natural background. In addition, Peace Lutheran is modifying their parking facilities to create expanded amenities, as well as enhanced traffic flow with the addition of a Hamilton Road access point. As a part of a citywide initiative to better serve institutional organizations and their neighborhoods, Peace Lutheran will undergo a zoning change to Restricted Institutional District (RID).





## The North Triangle

*The North Triangle has experienced significant growth pressure in recent years. Completed projects such as the Giant Eagle and new ones such as Canini & Pellecchia, Inc.'s Crossing Center, will add to the strong retail presence throughout the Triangle. Recent multi-family residential developments such as Gahanna Grove, and Beecher Crossing are creating a strong market for new business. Finally, the new Gahanna YMCA will complete an excellent balance of land uses that has developed throughout the Triangle.*

### **YMCA, 1155 E. Johnstown Road**

This 12 acre site, owned by the City of Gahanna and located in the heart of the North Triangle, saw significant progress towards completion of the YMCA in 2003. The facility will ultimately produce a 47,917 square foot recreational facility to serve the Gahanna community with a \$6 million investment. The building will accommodate the YMCA fitness center as well as an Ohio State Outpatient Rehabilitation Center. Incorporated into the site will be a series of bike paths leading to nearby multi-family and commercial areas. This will further the goal of integrating a diversity of uses in the North Triangle. The expected completion date is Spring 2004.



## Woods at Shagbark Phase II, Shagbark Road

A second phase of construction progressed significantly in 2003, towards the goal of 18 more buildings containing a total of 59 condominium units on 9.447 acres. Phase II will continue the excellence of Phase I construction. Individual units in this community sell for \$300,000 or more as they feature the aesthetic compliment of the surrounding wooded area as well as close proximity to commercial development including Giant Eagle and StoneRidge Plaza.



Courtyard at Beecher Crossing



## Crossing Center Retail Center



## Gahanna Grove, 4443-4479 East Johnstown Road

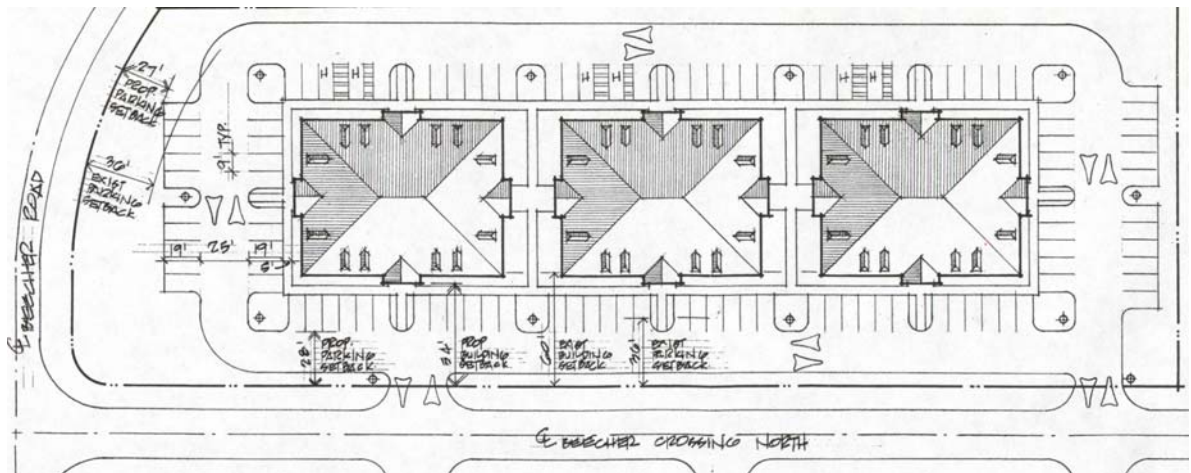
Construction of this well designed addition to the North Triangle commenced in 2003. It includes 195 condominium units which will sell at approximately \$125,000. The 6 unit buildings are interspersed on the site maintaining 4.15 acres of green space. Two and three bedroom units situated with ample

natural amenities will be very competitive with the multifamily development to the south and west of this development. In addition, this development is within walking distance of the nearly completed YMCA providing yet another amenity to potential residents.



### **Beecher Pointe Office Park, 1045, 1075, 1085 Beecher Crossing**

The developer, Canini and Pellechia, creatively designed this grouping of 3 office buildings to keep the scale on a residential level while maximizing the rental capacity of the site. This 26,286 sq. ft. total new build is within the Beecher Ridge Office Park, with an investment of \$1.3 million. This example of infill development effectively provides a high quality accommodation to the surrounding retail and residential development, as encouraged by the North Triangle Plan.



### **Gahanna Self Serve Car Wash, 4300 North Hamilton Road**

This infill development was completed in 2003, and is designed to blend into the surrounding area of the North and South Triangles. A \$324,750 investment in this red brick, 12 bay carwash with extensive landscaping, provides a particularly impressive automotive use for Hamilton Road.



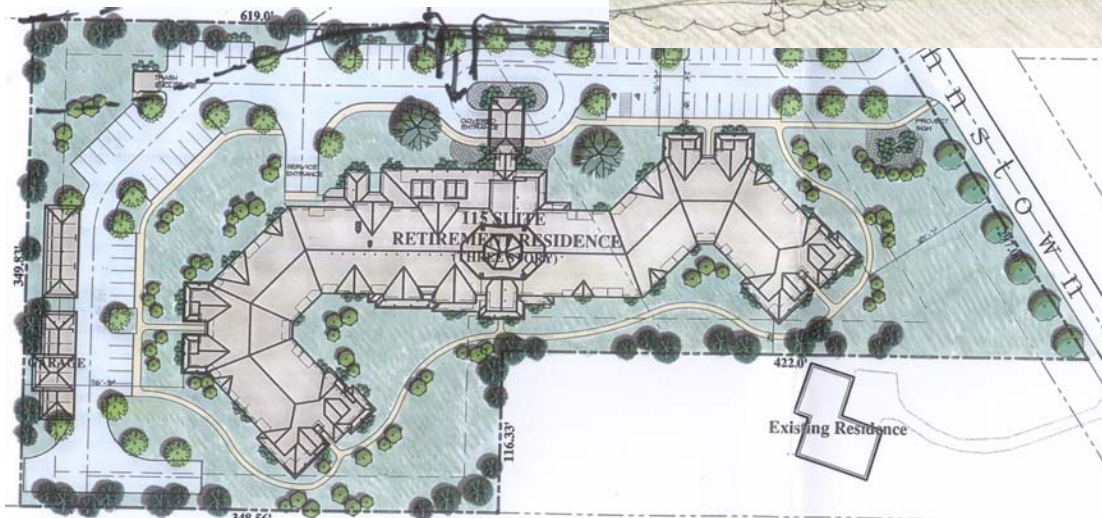
### **Amberlea Condominiums, 4541 Johnstown Road**

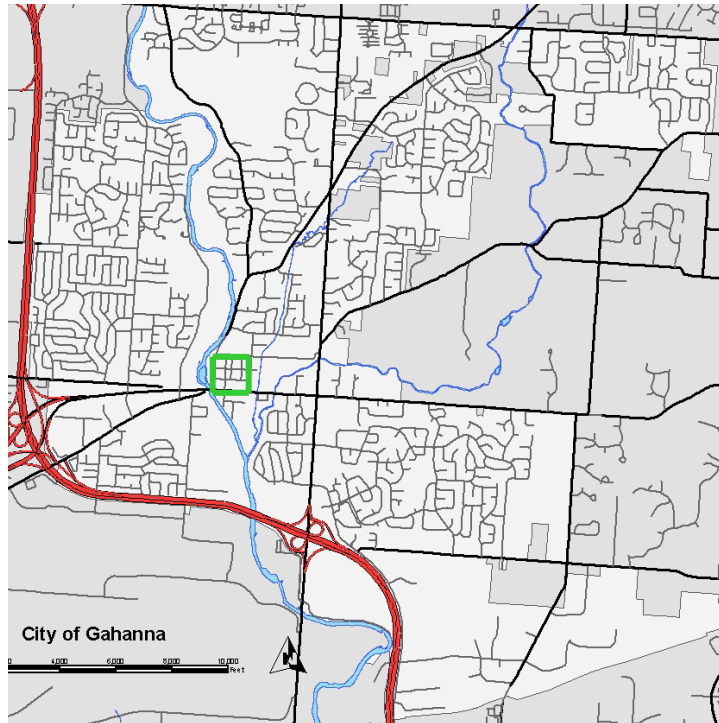
Approved in 2003, this 72 unit attractive brick ranch style condominium complex with an onsite clubhouse, was approved for this Johnstown Road location. The design of these structures provides the atmosphere and value of individually owned duplex structures with the luxury and ease of condominium services.



### **Gahanna Retirement Residence, 1201 East Johnstown**

This 39,749 square foot facility including 115 suites with communal kitchen, required a \$6.7 million investment. The building was designed to accommodate the irregular shape of the parcel, and is compatible with the multifamily zoning of adjacent parcels. This shining example of an ambulatory retirement facility will attract residents from around the region with the extensive landscaping and quiet residential neighborhood feel.





## Olde Gahanna

*The revitalization projects below are clear affirmation that the City was wise to fund the creation of Creekside Park. Restoration of the Creek has become a catalyst for private investment and has created a town center with an “urban village” style that continues to grow.*

**The Mill House and Old Bag of Nails Restaurant, 57 & 63 Mill Street** In 2003, Brookewood Construction, Inc. completed a difficult development project on this small site (0.173 acres) that backs up to Big Walnut Creek, investing \$1 million in these two structures. Located on a signature corner at Mill and Granville Streets, this redevelopment project juxtaposed Olde English and Colonial architecture (the new Mill House is almost an exact replica of the previous Colonial building, which had to be removed due to structural problems), thus furthering the City’s goal of an eclectic mix of architecture throughout Olde Gahanna. In addition to their contribution to the streetscape, both buildings will incorporate pathways and decks to connect people to Creekside Park. Construction was completed in Summer 2003.



### **The Skybox, 161 Mill Street**

Another appealing destination in Olde Gahanna was created by The Skybox with the addition of an outdoor patio. The decoratively fenced area functions as a link from the business to the streetscape. The character of the design fits perfectly with the pedestrian friendly activity center which has begun to take shape according to the Creekside Revitalization Strategy and subsequent investments within the area.



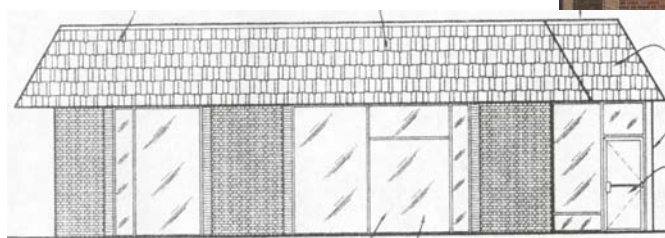
### **Milano's, 100 Granville Street**

Aesthetic improvements to this structure included new vinyl siding and the addition of green awnings which greatly improved the appearance of this Olde Gahanna business cluster. The exterior alterations are in character with the Olde Gahanna Design Guidelines, which have begun to create a more upscale urban atmosphere for the area.



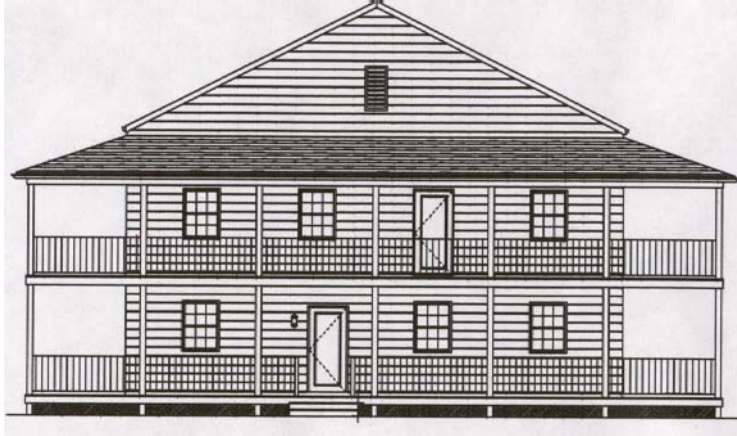
### **Jewelry From Kesser, 94 Granville Street**

Modifications to this existing building were completed in 2003, at a cost of \$200,000, which greatly enhanced the curb appeal and pedestrian friendly feel of this Olde Gahanna intersection. Contributing enormously to the aesthetics and intended upscale atmosphere of Olde Gahanna, Jewelry From Kesser's design incorporated many details including an old time clock.



### Prodigy Construction, 186 North High Street

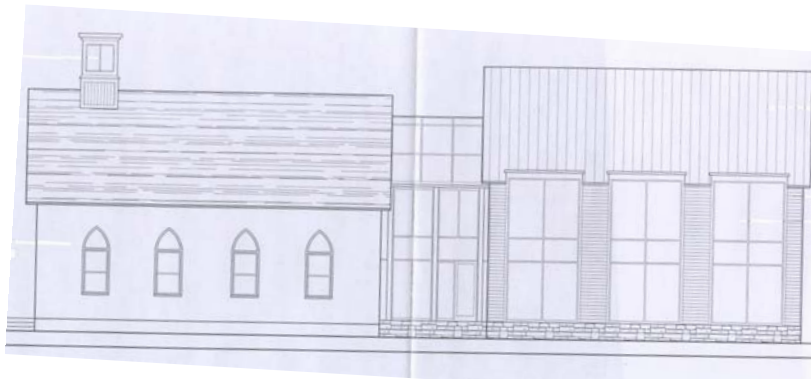
Reconstruction of this Olde Gahanna building to create a new office space began in 2003, and will enhance the area by adding a pedestrian friendly business to the mixed use area. The new 1,874 square foot building required a \$545,000 investment, which will add 11 employees to Olde Gahanna. Details were incorporated into the design to complement the character of the area such as landscaping buffers for parking and verandas which connect the building with the streetscape. This example of reinvest-



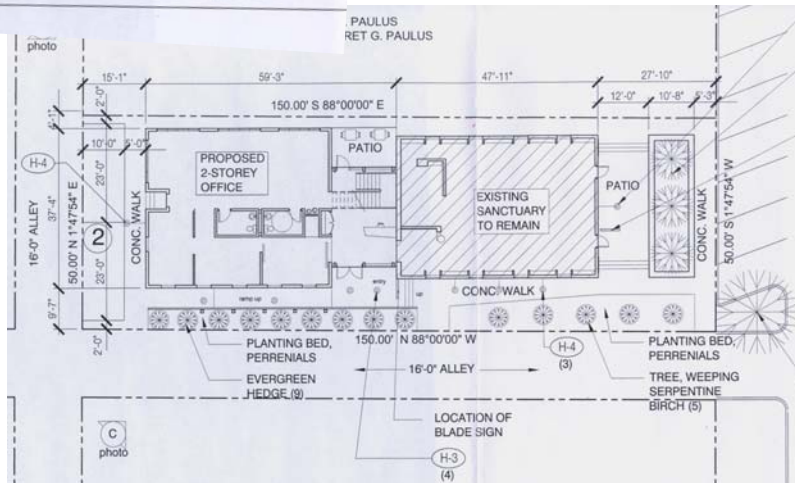
ment in the Olde Gahanna area is a tribute to what can be achieved by incorporating and capitalizing on the natural amenities of a development area.

### Stonehenge Company-147 North High Street

The Stonehenge Company has been approved to renovate this site by refurbishing the sanctuary exterior and replacing previous additions with a 2 story office addition and landscape renovation. The renovated building will be 5,218 square feet and will require a \$818,000 investment. The design is in



the spirit of the Olde Gahanna historic district revitalization, which has been spurred by the creation of Creekside Park. Stonehenge Company hopes to be involved in the continued development of Creekside Park and has made a further investment in this area by renovating this beautiful church.



# 2003 Summary of Construction

In 2003, Gahanna had over \$34 million of construction on new and renovated structures creating 270 new/retained jobs\*. As a part of this tremendous private investment in Gahanna, there were construction projects at various stages of completion in the following categories:

- ♦ 4 Churches and Schools
- ♦ 8 Residential (Multifamily and Single Family Developments)
- ♦ 17 Commercial
- ♦ 7 Industrial

If you have any questions about the year's projects or would like extra copies of this document, please contact the Development Department at 614-342-4015 or e-mail [carol.mcclure@gahanna.gov](mailto:carol.mcclure@gahanna.gov).

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Bonnie Gard, Zoning Administrator  
Brian Reynolds, Code Enforcement Officer  
Carol McClure, Zoning Clerk  
Crystal Cockerell, Development Secretary  
Kimberly Bitters, Graduate Student Intern  
Matt LaMantia, Graduate Student Intern

\*This figure represents only projects which involved new and renovated buildings; therefore, it is not representative of all Gahanna jobs attracted or created in 2003.